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SUTTONS Bay Area

LOCAL PERCEPTIONS OF THE SUTTONS BAY AREA

COASTAL ZONE
INFORMATION CENTER



WEST MICHIGAN REGIONAL PLANNING AND DEVELOPMENT COMMISSION

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Michigan Coastal Zone Management Program
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LOCAL PERCEPTIONS OF THE SUTTONS BAY AREA

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INTRODUCTION

This report describes and presents the result of a questionnaire survey of property owners in the Village of Suttons Bay and Suttons Bay Township. The Northwest Michigan Regional Planning and Development Commission, as part of its 1982 Coastal Zone Management work program, conducted the study in coordination with village, township, and county officials. The questionnaire was developed, administered, and evaluated to provide local officials with the views of the area's property owners as to the type, location, and quality of current and future development in the Suttons Bay area. Neither the Township nor the Village has a comprehensive land use or growth management plan. The Leelanau County comprehensive plan, adopted in 1974, is not designed to meet the very local planning needs of the Village and Township.

Both the Regional Commission and local officials have a deep concern for the coastal zone lands, and because so much local development is in or affects the coastal zone of Grand Traverse Bay there is an urgency for local officials to have a good understanding of the degree of support local citizens will give to policy decisions the local elected bodies must make in regard to land development. Construction of a 12 unit condominium on the waterfront in Suttons Bay, plans for an additional 160 condominium units in the village, and an increase in new home construction in the Township along the Grand Traverse Bay shoreline have contributed to a growing consciousness that the "small-town" character of the area is being threatened. To that end, this report concentrates on the Village and the eastern portion of the Township. Because of the difficulty of determining which property owners were within the coastal zone, we sent questionnaires to all owners of property in the Township and Village. Doing so had the advantage of giving us a greater variety of attitudes about the coastal area.

For the benefit of some newer local residents we have prefaced our analysis of the questionnaire with some information about the Village and Township: the history, trends in population and housing, and economic and environmental characteristics. We have made some recommendations, but the responses to some questions were not very specific, so more may need to be done to further define local views, but that can come through public discussion and meetings. A summary of the survey responses is appended to this report.

We have prepared this report to provide a base for future studies and local plans that incorporate the ideas and attitudes of local property owners, and that enable local elected officials to make land development decisions confident that the good of the majority is being served.

Background Information

The history of the Suttons Bay area is closely linked to lumbering, agriculture, and hunting and fishing. In 1854 H.C. Suttons settled in what is now the Village of Suttons Bay to supply fuel for steamers. He gave the town its present name, and platted three or four city blocks. In 1871, a missionary platted 6,000 lots in the village as a real estate investment, and renamed the town Pleasant City. After the venture failed, the name was changed back to Suttons Bay.

By the late 1800's the Village had six lumber mills. However, after the turn of the century the lumbering industry sharply declined, and potato farming became important to the local economy. After a period of time potatoes gave way to cherries and tourism, which are still basic to the Suttons Bay economy.

Geography and Environment Suttons Bay Township lies approximately halfway between Traverse City and Northport, on the West Arm of Grand Traverse Bay. It covers 25.1 square miles, of which only .3 square miles are inland water. The township has over 11.5 miles of shoreline on Grand Traverse Bay, however, with the two communities of Suttons Bay and Peshawbestown occupying 1.7 and 1.6 miles of shoreline respectively. The Village is the only incorporated community within the Township and encompasses just under one square mile.

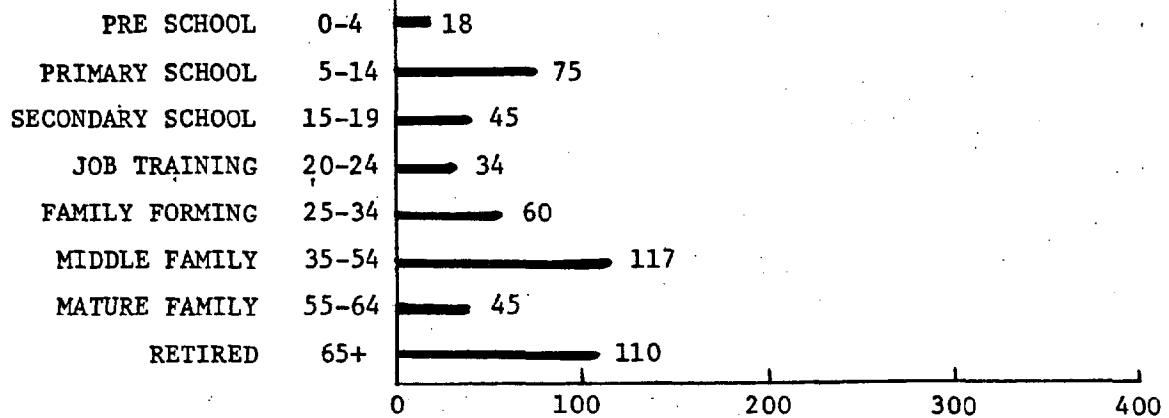
The area's topography varies from relatively flat land adjacent to Grand Traverse Bay to inland foothills rising up to 400 feet above the level of the Bay. Much of the inland terrain has slopes of 25% or greater. Such terrain is a hindrance to construction because of the potential for soil erosion and the difficulty of winter travel. Much of the area along the Grand Traverse Bay shoreline has a seasonally high watertable and poor drainage characteristics. In such areas, where septic field disposal problems are almost inevitable, development should occur only at low densities unless sewers are installed.

The Village of Suttons Bay

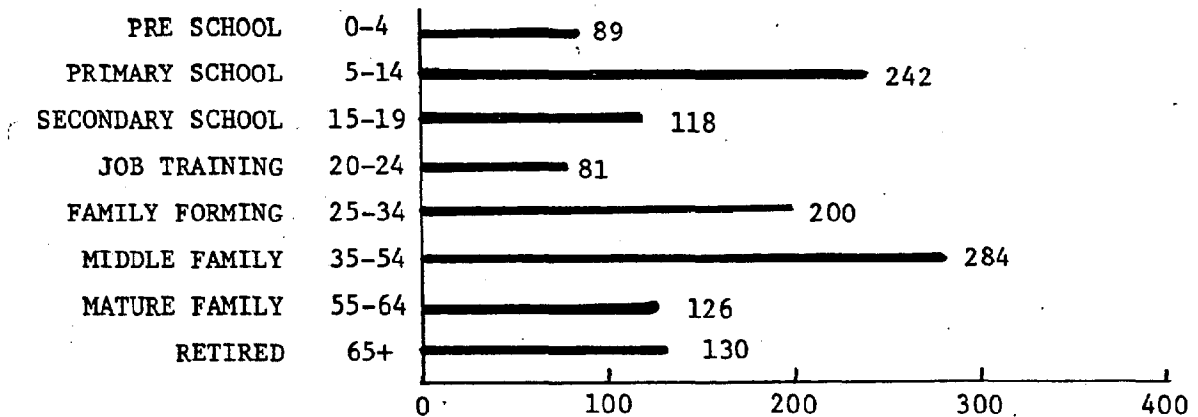
Population The 1970 Village population of 522 decreased by 1980 to 504 people, in 202 households. In the following chart we have identified the people living in the Village in 1980 according to "stages of life", each stage having its own particular requirements for public and private services. The chart indicates that those in the "middle family" and "retired" stages of life make up a large proportion of the Village population. Easy access to services and facilities is usually important to retirees, while those in the 35-54 year age group want good schools, and recreation sites for themselves and their children.

**AGE GROUPS IN SUTTONS BAY AREA
1980**

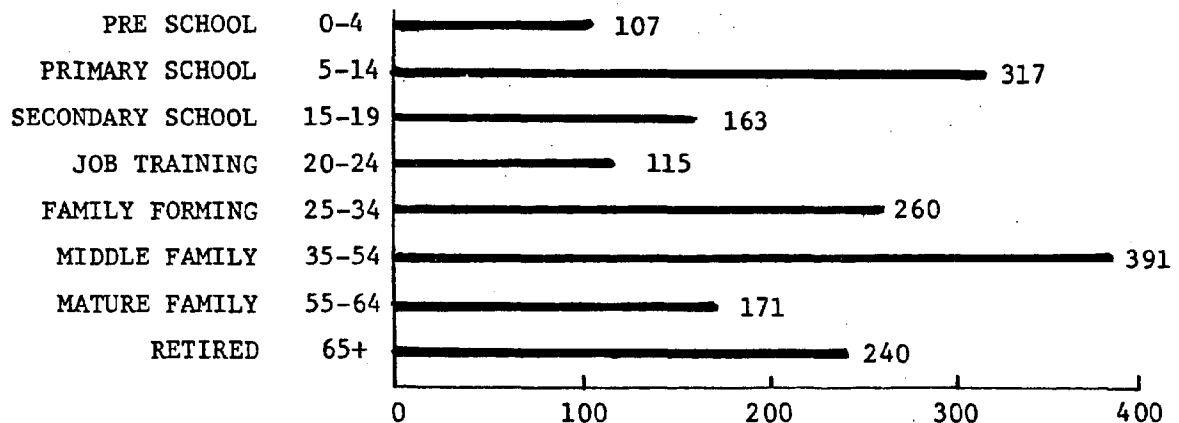
THE VILLAGE



THE TOWNSHIP



COMBINED TOTALS



Between 1940 and 1980 the Village population fluctuated.

VILLAGE POPULATION		
<u>Year</u>	<u>Population</u>	<u>Ten-year Change</u>
1940	470	
1950	485	+3.2%
1960	421	-13.2%
1970	522	+24.0%
1980	504	-3.4%

The absence of a consistent pattern makes the past of little use in forecasting the Village's future population. We can, however, consider recent developments and other indicators of the future. A new 12-unit condominium, and plans for 160 additional condominium units within the next 25 years, make it reasonable to expect a steady growth in the Village's population. Those projects, if they became realities, would bring another 400 people or so into the Village. They would want, or require, additional services and facilities which in turn would attract more new residents. It is not inconceivable therefore, that the Village population in the year 2005 would be almost 1,000 people -- twice what it was in 1980.

Economy The Village's industrial base is seasonal, for although one firm employs about 30 people year-round, the other employs about 20 year-round and 150 during the summer. Fruit crops (particularly cherries), fruit processing, and tourism, although highly seasonal, are an important part of the local economy. Also, the Suttons Bay area has become to some extent a "bedroom community" for Traverse City. That is, a portion of the population lives in the area, but travels daily outside the area to work in Traverse City. While these people may purchase fewer goods in the Suttons Bay area, they pay local property taxes.

Land Use and Public Facilities The Village marina, with 122 boat slips, is a major source of (tourist) income. Those who use the facility buy goods and services in the Village. Income from the marina, which is also used by local residents, also goes back into maintaining it. The Suttons Bay Beach, north of the marina, covers two acres and has 500 feet of shoreline frontage. Amenities include a lifeguard station, barbecue grills, picnic tables, and playground equipment.

The Suttons Bay Village Park, on the southern edge of the Village, has a 200 foot beach and contains the same facilities as the Village Beach plus a public restroom. The former Burke Coal Docks lie immediately

south of the marina. Several years ago the Village purchased that property, which could be used to expand the existing marina.

The Village also has a downhill and cross-country ski area, a baseball diamond, a picnic park, a tennis court, and a basketball court. Suttons Bay Public School, on a 17-acre campus, provides facilities for local social and recreational programs. Non-recreational Village facilities include a new fire department/community hall, a Department of Public Works building, the Village office, a grange hall, and a library. The Township office is also located in the Village.

Major commercial establishments front on State route M-22, a scenic highway, which runs through Suttons Bay and is the Village's primary thoroughfare.

There were 249 housing units in the Village in 1980, 32 more than in 1974. Approximately 54 acres, or 10% of the Village's 544 acres, are used for residences.

There are currently 57 commercial establishments in the Village, including vacation cottages, hotels/motels, offices, a charter fishing service, and retail outlets. Most of them serve seasonal traffic and provide basic goods (food, clothing, hardware items) to local residents. Many year-round residents do their major shopping in Traverse City.

The Village has 9.5 acres devoted to industrial use, and fruit processing is the largest industry. There is also a mirror manufacturer. In 1974, 263 acres (almost half the Village) were used for forestry and fruit production, while 127 acres were undeveloped, mostly in the Village's western portion.

Current Zoning The Village's zoning ordinance, adopted in 1974, contains eight zones: four residential, two commercial, one industrial and one vehicular parking. The R-1, R-2, and R-3 residential zones permit public recreation, and other uses, such as golf courses, cemeteries, farming, and home occupations are permitted under special conditions. Minimum lot sizes in these three zones, which contain most of the Village's houses, are 9,600 sq. ft., 17,000 sq. ft., and one acre.

The Multiple Family zone permits uses permitted in the other residential zones, and in addition permits multiple-family dwellings, tourist homes, funeral homes, garden apartments, townhouses, and religious, educational, public, and health care uses. All developments in this zone must be on a parcel of at least one acre.

The General Business zone is designed for larger commercial establishments catering to vehicular traffic, while the Village Center zone is for businesses oriented to pedestrians. The Village Center zone, with its picturesque "old world" architecture and proximity to the bay, is the most prominent area in the Village.

Only 29% of the Village's total area is developed. The largest undeveloped residential zone, which has the 12,000 sq. ft. minimum lot size, could accommodate an additional 1,400 single-family homes. There is obviously enough land available within the Village to meet its housing needs over the next 25 years.

SUTTONS BAY TOWNSHIP

Township Population

<u>Year</u>	<u>Population</u>	<u>Ten-year Change</u>
1940	637	
1950	711	+11.6%
1960	709	-0.3%
1970	838	+18.2%
1980	1270	+51.6%

The Township's population has doubled over the past forty years, with two-thirds of that growth coming in the last ten years. Summer residents add another 25% to the year-round population count, making the total (seasonal and year-round) 1980 population approximately 1600 people. The age distribution of Township residents is similar to that of the Village, except that the Township has a smaller percentage of retirees. The large proportion of 35-54 year old residents, in the whole Suttons Bay area, many of whom commute to Traverse City, verifies the area's increasing identity as a "bedroom community".

It would be nice to know the Township's future population, but for an area that small, that undeveloped, and so potentially affected by growth patterns and decisions elsewhere in the large area of which it is a part, any long range forecast is unreliable. However, it is useful to look at "what would happen if". For example, if the Township were to grow at the average growth rate of the more "normal" decades (1940-1950 and 1960-1970), one might consider that a conservative approach. A forecast based upon the dramatic growth rate of 51.6% between 1970 and 1980 would probably yield an outside "high" figure. Assuming the addition of 430 people per decade (the numerical increase between 1970 and 1980) for the next 25 years would yield a figure somewhere in between, as seen in this table:

Suttons Bay Township Population

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>
Low	1270	1460	1675	1800
Medium	1270	1700	2130	2350
High	1270	1925	2920	3675

Economy . The Township's economy is based upon agriculture. It has one of the highest concentrations of tart cherry orchards in Leelanau County. Orchard land has increased about 35% during the past ten years, indicating that agriculture will continue to be a major factor in the local economy. There is one manufacturing industry in the Township, a substantial decrease from the six industries located in the Township in 1974.

Land Use and Public Facilities . Almost 10,000 (83%) of the 14,050 acres of land in the Township are in agricultural use; with approximately 3100 acres of orchards, 2000 acres of row crops and pastureland, and 4700 acres of forestland.

There are four recreation sites in the Township, including two parks, one with picnic tables. Neither of the parks has a swimming beach, although one park is on Stony Point, adjacent to Grand Traverse Bay. The other two recreation areas are a privately owned trout pond (open to the paying public) and a State-owned roadside rest area with a picnic table. In all, just under nine acres in the Township are used for recreation.

Other public and semi-public facilities include a center for migrant workers, a County Road Commission office and garage, a farm-labor information center, three churches, and a cemetery.

In 1980 there were 582 houses in the Township, covering approximately 500 acres. The majority of the 186 houses built since 1974 were constructed adjacent to Grand Traverse Bay.

There were 2.96 people per household in the Township in 1980. Assuming a decrease of 0.5 people per household per decade (the current national average) for the next two decades, each household would consist of 2.46 people by 1990 and 1.96 people by the year 2000. Considering the growing "bedroom community" character of the Township, and a probably leveling-off of the decreasing birth rate, offset by the startling increase in one-person households, it is reasonable to assume that the Township's average household will consist of something just over two persons around the year 2000.

Applying these rates to the figures in the population table, we get the following housing unit figures for the next 25 years.

	OCCUPIED YEAR-ROUND HOUSING UNITS Suttons Bay Township				Additional Units Needed by 2005
	1980	1990	2000	2005	
Low	429	595	840	900	470
Medium	429	690	1065	1175	745
High	429	785	1460	1835	1305

The Township's commercial uses are primarily year-round uses. In all, there are 13 commercial establishments, including four motels. Open space land accounted for 3,917 acres (or 28% of the Township) in 1974.

Current Zoning The Township is under the Leelanau County zoning ordinance, which is very broad, only five districts covering the Township. Agricultural zoning covers by far the largest portion of the Township. The Agricultural zone permits all uses found in the Residential zone except multi-family housing, in addition to farming-related activities. The minimum lot size for an agricultural use is two acres, but a single-family home requires only a one-acre lot.

The Residential zone covers primarily the Grand Traverse Bay shoreline adjacent to M-22 north of the Village, along Stony Point, and on both sides of M-204, and permits single-family homes with a minimum lot size of 20,000 sq. ft., multiple-family units (duplexes, apartments), churches, schools, recreation areas, and home occupations.

The ordinance encourages residential development along the shoreline. While that area may be the most attractive for single-family dwellings, the soils pose severe limitations for higher building densities. Multiple-family units, also permitted in this zone, contribute even more to a relatively high residential density and potential soil problems.

A community may do as it wishes with land it owns; zoning was invented to give the public a degree of control (regulation, in the public interest) over land not owned by the public. Therefore property cannot properly be zoned for such uses as public parks, city halls, fire stations, etc. Because those public uses can be placed in any zone, the proper procedure is to place upon all publicly owned property, including streets, the classification it should be in when and if privately owned. A small public park surrounded by a residential area, for example, should probably have that residential classification. Town halls do get sold, old schools get obsolete, and streets get vacated, and as the zoning classification is not going to be applicable until that time, the classification which will be appropriate at that time should be placed on the property. There should be no "Public" zone.

THE SURVEY QUESTIONNAIRE

Description Two separate forms (one for the Village and one for the Township) were distributed to all owners of real property (excluding government and utilities). In all, 922 questionnaires were mailed and 309 (33.5%) were returned. The two forms had similar formats, the primary differences being the reference to particular issues pertaining to the respective jurisdictions. The first five questions of each survey asked for background information. Questions 6 through 21 in the Township questionnaire, and 6 through 20 in the Village questionnaire, addressed land use issues, particularly those directly or indirectly related to the Grand Traverse Bay shoreline.

Tabulation We classified respondents by occupation, which often determines an individual's socio-economic status, and which in turn usually strongly influences a person's attitude about the area in which he lives. The six occupational categories for Township respondents were farmers, homemakers, white collar, blue collar, retired, and unemployed/unidentified. Village respondents were classified as farmer, homemaker, white collar, blue collar, or retired.

Village Results:

The respondents to the Village questionnaire were retirees (29), white collar workers (29), blue collar workers (9), homemakers (5), and farmers (3). Four respondents did not report their occupations.

In response to the five background questions seventy percent reported living in single-family homes which are neither in a subdivision nor on the lakefront. Eighty-two percent are year-round residents, and 70% have lived in the Village for over ten years.

In response to the other questions, respondents gave a variety of answers when asked why they chose to live in Suttons Bay. Twenty-two percent live in the Village because of its slow-paced "small town" atmosphere; twenty-percent live there because of its "scenic environment". One-third of all retirees indicate they enjoy the small town atmosphere while over one-quarter of the white collar workers enjoy the area's scenic environment. Almost twenty-five percent of the blue collar workers appreciate the convenience of commuting to and from work.

Thirty-four percent perceive the Township as an agricultural area, forty percent as a rural area, and forty percent as a resort area.

Sixty-one percent of the Village residents feel the Township is growing at the right pace, while over one-third think it is growing too quickly. Consistent with their reasons for living in the area, most retirees feel the Township is growing too quickly.

While fifty-seven percent think the Village needs a greater variety of housing, they would rather not have low-to-moderate-income apartments or multiple-family housing. Most retirees, however, would encourage low-to-moderate-income apartments.

Most responses, especially those from retirees, indicate the Village should not provide additional public access to the Bay. Most do not feel it necessary to expand the Village boundaries through annexation.

Twenty-eight percent prefer tennis as a recreational activity, while 26% enjoy picnicing.

More than half think the Village has a satisfactory variety of stores. Most retirees, however, would like a larger choice, many preferring another grocery store.

Most responses indicate the Suttons Bay Marina is too small. There are eighteen different recommendations for improvements to the marina, the most common being the improvement and/or expansion of boat launching facilities.

About 67% think it beneficial to encourage new industries to locate in the Township, and many who want more industry in the area prefer light, clean industry.

A slim majority say the Village is providing adequate public services. Many, however, feel the sewer system should be expanded or improved.

Most are not familiar with the local zoning ordinance. Among those who are familiar with the ordinance, the most popular recommendations for improvement are the removal of condominiums as a permitted use in the Village, enlargement of the commercial zone, and modifications in the procedure for notification of zoning changes.

The last question was designed to encourage opinions about land uses related to the Bay. The largest single response is to "leave the area as is".

Implications for Planning It is evident that those who returned the questionnaires want to maintain the existing character of the Suttons Bay area, primarily the natural environment and "small town" atmosphere. Their perception of agriculture--particularly orchards--as a major land use in the area, and their desire to retain agricultural land, shows major support for preserving a "small town" natural environment.

The Township's future growth will increase the importance of the Village as a commercial center.

Planning and zoning should be used to "guide" rather than prohibit uses, and it is possible and desirable to guide uses such as multi-family residences to designated areas within the Village, and according to

the survey results those designated areas should not be on the waterfront. Architectural controls, requiring conformity with the general design of the Village, may also be desirable.

The Village's central business district, in general, is adequate for current needs. Several small retail outlets will probably be added to the "downtown" shopping area, however, as the demand for more stores increases with a growing population. It may be necessary, as several proposed, to expand the Village's business district to accommodate more stores.

The Village should provide sewer services to all residents, and since most think the Village should not annex additional property, policy decisions on extending Village services into the Township will have a major impact on what develops just inside and just outside the Village boundary.

We recommend that important decisions affecting the future of the Village be based upon a thorough study of existing conditions. At a minimum the Village should prepare a sound land use plan.

Township Results:

The respondents to the Township questionnaire were white collar workers (90), retirees (65), blue collar workers (37), farmers (16), and homemakers (9). Fourteen respondents did not report their occupations.

In response to the five background questions, about 30% of the Township's respondents reported living on Grand Traverse Bay. Over 70% are year-round residents, although there are proportionally more seasonal and absentee owners than in the Village. Sixty-four percent have lived in the Township for more than ten years and over 90% own their own homes.

Most live in the Township because of its scenic environment. Many like the area for its recreational opportunities.

The Township is most popularly identified as rural and agricultural. Farmers have more of a tendency than any other occupation to refer to the area as agricultural.

Most, by a slim margin, feel the Township is growing at the right pace. Almost as many, however (especially farmers) think it is growing too quickly.

Most indicate there is no need for a greater variety of housing. Retirees and blue collar workers tend to disagree, believing the Township could benefit from different types of housing, including low- to moderate-income units.

Respondents said no, by a 2-to-1 margin, to encouraging more single family homes adjacent to Grand Traverse Bay, apparently a reaction

to the amount of new shoreline construction, particularly around Stony Point, during the past ten years. Most favor large-lot residential zoning (5-acre lots or larger). They also do not want more subdivisions within the Township. Almost two-thirds would like more public access to Grand Traverse Bay, while a smaller majority want more parks and playgrounds.

Also by almost a 2-to-1 margin, respondents say they do not want the Township's agricultural land converted to residential use. Farmers are the most vocal group on this issue.

There is no clear preference between locating potential parks or playgrounds along Grand Traverse Bay or Lake Leelanau. Most retirees and farmers prefer Lake Leelanau.

Picnicking is favored as an activity which should be included in a park or playground. Swimming and hiking are also popular recreation activities.

By a wide margin (63%-37%), respondents feel the Village has a satisfactory variety of stores. Most retirees, however, do not agree, many desiring an additional grocery store. A drug store, bakery, and restaurant are often mentioned as desirable additions to the Village.

Over 75% think the size of the Suttons Bay Marina is satisfactory, but respondents made 27 different suggestions to improve the marina, including enlarging and improving the marina itself, and providing public toilets.

Most want new industries in the Township but not the Village. Light, clean industries are the most popular choice.

Seventy-five percent think the Township is doing a good job of accommodating new construction next to Grand Traverse Bay.

Most are not familiar with the Leelanau County Zoning Ordinance, which regulates land use in the Township. Those who are familiar with it suggest several changes, including adopting a Township zoning ordinance.

In response to the final "catch-all" question, there are thirty responses suggesting a variety of ideas about future land use along the Grand Traverse Bay. The most often mentioned suggestion is to maintain the area's small town character by limiting growth.

Implications for Planning Many respondents regard agricultural land as an important part of the Township's "small town" character. It is, therefore, in the best interest of the Township to preserve its agricultural land and even encourage conversion of more land to agriculture.

At least 1600 acres in the Township with soils suitable for orchard or row crops are not currently in such use. There are over 4000 acres of undeveloped buildable land in the Township -- more than enough to accommodate even the highest forecast of additional housing units needed during the next 25 years. However, if all future housing were to be built on lots of five acres or larger, as the majority currently seem to prefer, there would not be enough prime, buildable land to accommodate the demand and it would be necessary to build on steeper slopes (over 25%). At a density of one unit per five acres, building on such slopes should not present any major environmental problems. However, road maintenance (especially during the winter) and possible erosion problems must be considered. On the other hand, if the current minimum lot size for single-family residential use is retained, there is more than enough buildable land in more level areas to meet any reasonable forecast of housing needs through the year 2005.

Although multiple-family housing is permitted in the residential zone, it may be more desirable (given the general tone of the responses) to limit such projects to locations adjacent to the Village. Those likely to live in multiple-family units, especially retirees, usually have limited mobility and prefer to be close to the services and amenities offered in the Village. The extension of Village sewer and water services to such units is a matter which would undoubtedly arise.








The growing population will have an impact upon existing land uses. Housing, of course, but also other activities, particularly commercial and recreational, in both the Township and Village. Even now, most feel the Township should provide more recreation.

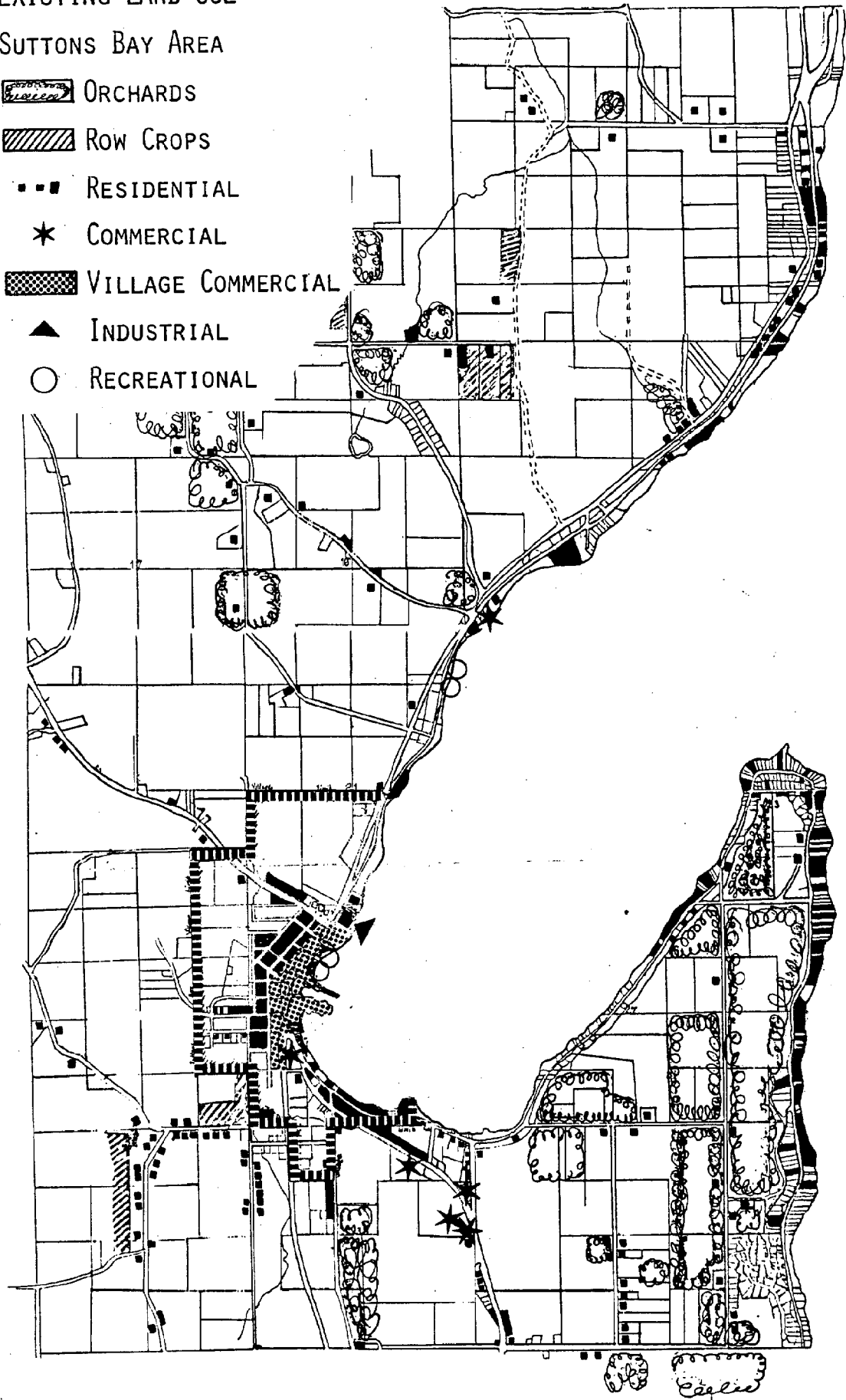
Local officials should consider designating inland buildable areas for higher-density residential development, and increasing the minimum lot size along the Bay to an acre or more. Lower densities would reduce potential septic problems. The Township should purchase additional shoreline property to ensure public beach access for inland residents, and should also provide playgrounds, playfields, and picnic areas in easily accessible inland locations.

All of the factors mentioned above need serious discussion by Township citizens and officials. The questionnaires were only an early step in realistically looking at the Township and developing plans. Since the Township and Village are so closely inter-related, it is critical that the two work together to address the concerns and ideas brought out in this study, as well as other concerns of which they are aware or which are bound to arise in the future.






EXISTING LAND USE

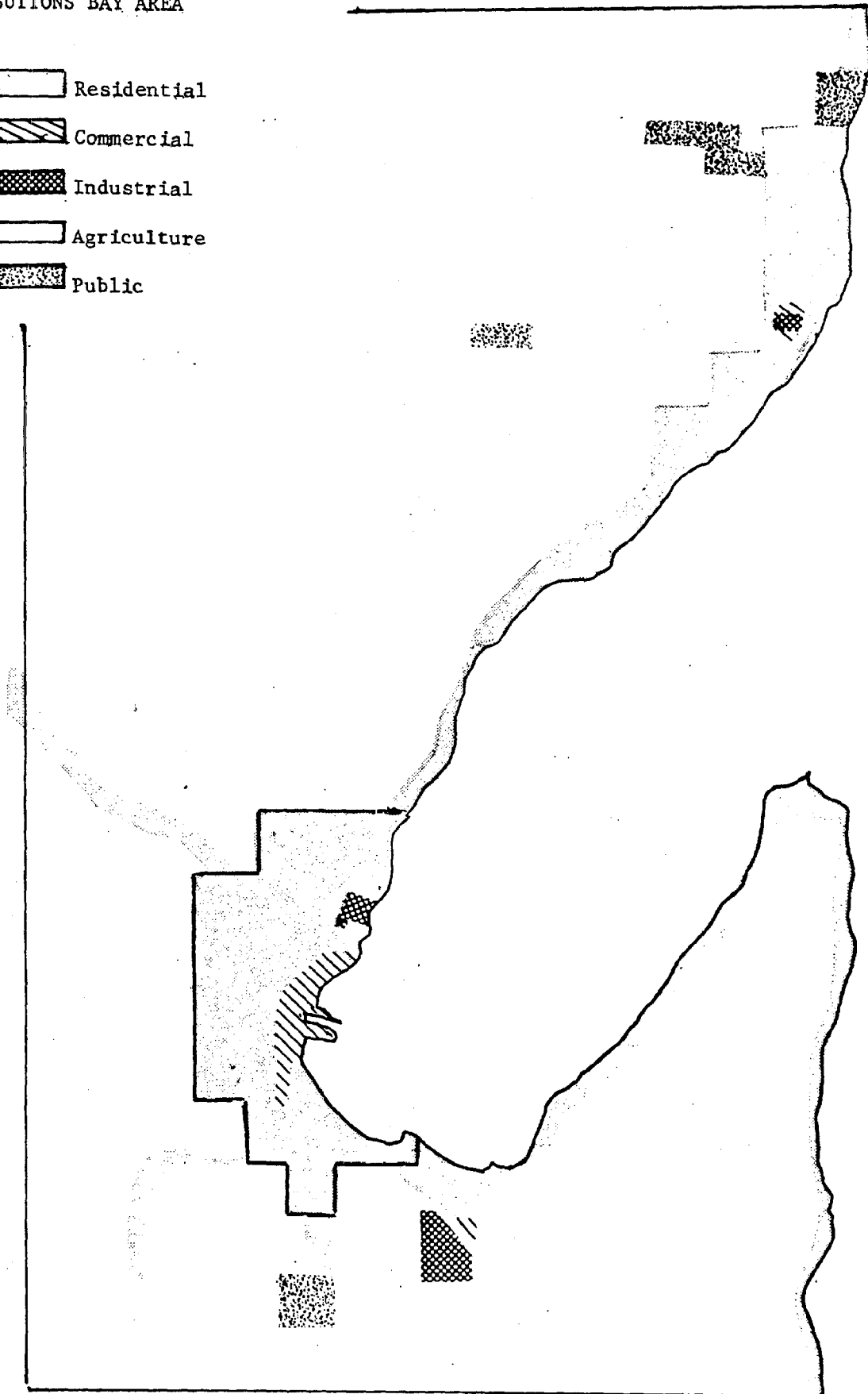
SUTTONS BAY AREA

-  ORCHARDS
-  ROW CROPS
-  RESIDENTIAL
-  COMMERCIAL
-  VILLAGE COMMERCIAL
-  INDUSTRIAL
-  RECREATIONAL



EXISTING ZONING
SUTTONS BAY AREA

-  Residential
-  Commercial
-  Industrial
-  Agriculture
-  Public




STEEP SLOPES (OVER 25%)
SUTTONS BAY AREA




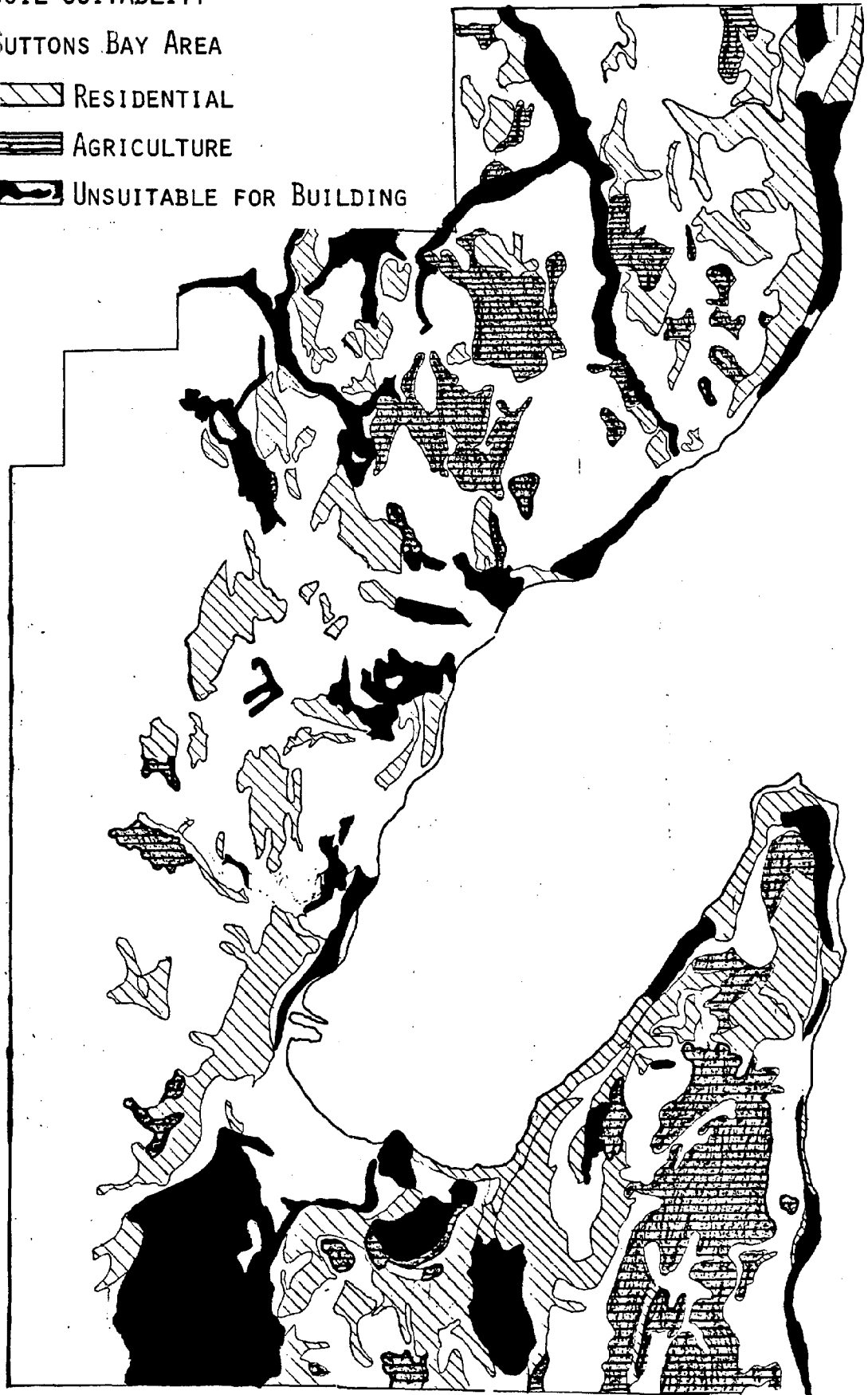
SOIL SUITABILITY

SUTTONS BAY AREA

 RESIDENTIAL

 AGRICULTURE

 UNSUITABLE FOR BUILDING



SUTTONS BAY VILLAGE TABULATION

Question	Homemaker-5	Blue Collar-9	Farmer-3	White Collar-29	Retiree-29	Total-75*
2. A.	01-(33%)	00-(00%)	01-(33%)	02-(6.5%)	00-(00%)	03-(04%)
B.	02-(66%)	00-(00%)	02-(66%)	04-(13%)	01-(04%)	07-(10%)
C.	00-(00%)	00-(00%)	00-(00%)	00-(00%)	00-(00%)	00-(00%)
D.	00-(00%)	02-(22%)	00-(00%)	03-(10%)	03-(12%)	09-(13%)
E.	00-(00%)	07-(78%)	00-(00%)	22-(71%)	19-(76%)	50-(70%)
F.	00-(00%)	00-(00%)	00-(00%)	00-(00%)	02-(08%)	02-(03%)
3. Yr.	03-(100%)	09-(100%)	03-(100%)	22-(73%)	21-(81%)	58-(82%)
Seas.	00-(00%)	00-(00%)	00-(00%)	03-(09%)	03-(12%)	06-(08%)
Abs.	00-(00%)	00-(00%)	00-(00%)	05-(15%)	02-(08%)	07-(10%)
4. 1	00-(00%)	00-(00%)	00-(00%)	00-(00%)	00-(00%)	00-(00%)
1-5	00-(00%)	02-(20%)	00-(00%)	09-(28%)	00-(00%)	11-(15%)
5-10	00-(00%)	01-(10%)	01-(33%)	06-(19%)	04-(14%)	11-(15%)
10+	03-(100%)	07-(70%)	02-(66%)	17-(53%)	24-(86%)	53-(70%)
5. Own	03-(100%)	09-(100%)	02-(66%)	27-(93%)	26-(100%)	67-(96%)
Rent	00-(00%)	00-(00%)	01-(33%)	02-(07%)	00-(00%)	03-(04%)
6. A.	01-(14%)	04-(19%)	02-(22%)	22-(26%)	07-(14%)	36-(20%)
B.	01-(14%)	05-(24%)	01-(11%)	11-(13%)	06-(12%)	24-(13%)
C.	02-(28%)	04-(19%)	01-(11%)	16-(19%)	17-(33%)	40-(22%)
D.	00-(00%)	00-(00%)	01-(11%)	13-(15%)	04-(08%)	18-(10%)
E.	00-(00%)	03-(16%)	00-(00%)	02-(02%)	03-(06%)	08-(04%)
F.	02-(28%)	01-(05%)	00-(00%)	04-(05%)	04-(08%)	20-(11%)
G.	01-(14%)	02-(11%)	01-(11%)	12-(14%)	03-(06%)	19-(10%)
H.	00-(00%)	02-(11%)	03-(33%)	06-(07%)	08-(15%)	19-(10%)
7. A.	01-(33%)	04-(19%)	02-(25%)	15-(23%)	07-(14%)	29-(20%)
B.	01-(33%)	07-(33%)	02-(25%)	17-(26%)	23-(45%)	50-(34%)
C.	01-(33%)	02-(10%)	00-(00%)	17-(26%)	09-(18%)	29-(20%)
D.	00-(00%)	03-(14%)	02-(25%)	07-(11%)	06-(13%)	18-(12%)
E.	00-(00%)	05-(24%)	02-(25%)	07-(11%)	04-(09%)	18-(12%)
F.	00-(00%)	00-(00%)	00-(00%)	02-(03%)	02-(04%)	04-(03%)
8. A.	02-(100%)	05-(56%)	02-(66%)	13-(42%)	12-(71%)	29-(38%)
B.	01-(100%)	04-(44%)	01-(33%)	18-(58%)	04-(24%)	47-(61%)
C.	00-(00%)	00-(00%)	00-(00%)	00-(00%)	01-(05%)	01-(01%)

*Does not include four respondents who did not report their occupations

Because most questions contained at least one "non-response", individual tabulations do not add up to the total number of respondents. Several questions allowed for more than one response. Under each occupation is the number of responses to the question, and in parenthesis is the same information expressed as a percentage.

		<u>Homemaker-5</u>	<u>Blue Collar-9</u>	<u>Farmer-3</u>	<u>White Collar-29</u>	<u>Retiree-29</u>	<u>Total</u>
9.	A. yes	01-(100%)	01-(17%)	03-(100%)	10-(44%)	14-(78%)	29-(57%)
	no	00-(00%)	05-(83%)	00-(00%)	13-(56%)	04-(22%)	22-(43%)
	B. yes	01-(100%)	01-(14%)	01-(50%)	09-(39%)	11-(69%)	22-(40%)
	no	00-(00%)	06-(86%)	01-(50%)	14-(61%)	05-(31%)	26-(60%)
	C. yes	01-(100%)	01-(12%)	01-(100%)	10-(42%)	02-(20%)	15-(34%)
	no	00-(00%)	07-(88%)	01-(100%)	14-(58%)	08-(80%)	29-(66%)
10.	Yes	00-(00%)	01-(12%)	01-(33%)	08-(28%)	02-(08%)	12-(18%)
	No	03-(100%)	07-(88%)	02-(11%)	21-(72%)	23-(92%)	56-(82%)
11.	Yes	01-(33%)	02-(25%)	01-(100%)	05-(18%)	04-(23%)	11-(19%)
	No	02-(66%)	06-(75%)	01-(100%)	22-(82%)	13-(77%)	47-(81%)
12.	A.	00-(00%)	12-(17%)	03-(30%)	17-(29%)	13-(27%)	35-(28%)
	B.	00-(00%)	02-(17%)	01-(10%)	08-(14%)	10-(21%)	21-(17%)
	C.	00-(00%)	03-(25%)	02-(20%)	14-(24%)	14-(29%)	33-(26%)
	D.	01-(100%)	01-(08%)	00-(00%)	04-(07%)	04-(08%)	10-(08%)
	E.	00-(00%)	04-(33%)	04-(40%)	16-(27%)	07-(15%)	28-(22%)
13.	Yes	00-(00%)	04-(80%)	01-(33%)	09-(66%)	08-(38%)	32-(53%)
	No	02-(100%)	01-(20%)	02-(66%)	10-(34%)	13-(62%)	28-(47%)
14.	A.	00-(00%)	02-(11%)	00-(00%)	03-(25%)	01-(10%)	06-(09%)
	B.	01-(100%)	01-(33%)	02-(100%)	09-(75%)	09-(90%)	25-(81%)
16.	Yes	02-(100%)	03-(43%)	03-(100%)	21-(68%)	13-(68%)	42-(66%)
	No	00-(00%)	04-(57%)	00-(00%)	10-(32%)	08-(32%)	22-(34%)
18.	Yes	01-(100%)	04-(50%)	00-(00%)	20-(61%)	09-(53%)	31-(53%)
	No	00-(00%)	04-(80%)	03-(100%)	13-(39%)	08-(47%)	28-(47%)
19.	Yes	02-(66%)	03-(50%)	02-(66%)	22-(55%)	07-(64%)	26-(41%)
	No	01-(33%)	03-(100%)	01-(100%)	18-(45%)	04-(36%)	37-(59%)

SUTTONS BAY TOWNSHIP TABULATION

<u>Question</u>	<u>Home-maker-9</u>	<u>Blue Collar-37</u>	<u>Farmer-15</u>	<u>White Collar-90</u>	<u>Retired-65</u>	<u>Unident.-14</u>	<u>Total-230</u>
2. a.farm	02-(22%)	07-(19%)	14-(39%)	07-(09%)	02-(03%)	02-(22%)	34-(16%)
b.	00-(00%)	02-(05%)	00-(00%)	07-(09%)	10-(16%)	01-(11%)	20-(09%)
c.	00-(00%)	02-(05%)	00-(00%)	01-(01%)	04-(06%)	02-(22%)	09-(04%)
d.	03-(33%)	08-(22%)	00-(00%)	35-(43%)	27-(44%)	03-(33%)	76-(36%)
e.	04-(45%)	18-(49%)	01-(07%)	27-(33%)	19-(31%)	00-(00%)	69-(32%)
f.	00-(00%)	00-(00%)	00-(00%)	04-(05%)	00-(00%)	01-(11%)	05-(02%)
3. Yr.'r.	07-(88%)	26-(74%)	13-(43%)	48-(62%)	43-(71%)	07-(58%)	144-(69%)
Seas.	01-(12%)	06-(17%)	01-(07%)	15-(19%)	12-(20%)	02-(17%)	37-(18%)
Abs.	00-(00%)	03-(09%)	00-(00%)	15-(19%)	06-(09%)	03-(25%)	27-(13%)
4. <1	00-(00%)	03-(08%)	00-(00%)	04-(05%)	00-(00%)	01-(08%)	08-(04%)
1-5	00-(00%)	02-(05%)	00-(00%)	09-(11%)	12-(16%)	02-(17%)	24-(11%)
5-10	01-(11%)	07-(19%)	03-(20%)	22-(28%)	16-(22%)	00-(00%)	49-(22%)
10+	08-(89%)	25-(68%)	12-(80%)	44-(56%)	46-(62%)	06-(75%)	141-(64%)
5. Own	07-(100%)	32-(100%)	14-(100%)	69-(99%)	57-(100%)	11-(100%)	190-(99%)
Rent	00-(00%)	00-(00%)	00-(00%)	01-(01%)	00-(00%)	00-(00%)	01-(01%)
6. a.	05-(19%)	20-(24%)	05-(18%)	50-(21%)	34-(27%)	05-(20%)	119-(22%)
b.	03-(12%)	06-(07%)	02-(07%)	27-(11%)	07-(06%)	02-(08%)	47-(09%)
c.	07-(27%)	17-(21%)	05-(18%)	52-(22%)	34-(27%)	09-(36%)	124-(23%)
d.	03-(12%)	06-(07%)	01-(04%)	45-(19%)	16-(13%)	03-(12%)	74-(14%)
e.	01-(04%)	04-(05%)	00-(00%)	11-(05%)	07-(06%)	00-(00%)	23-(04%)
f.	02-(08%)	07-(09%)	01-(04%)	16-(07%)	11-(09%)	00-(00%)	37-(07%)
g.	03-(12%)	11-(13%)	05-(18%)	20-(08%)	02-(02%)	04-(16%)	45-(08%)
h.	02-(08%)	11-(13%)	09-(32%)	19-(08%)	17-(13%)	02-(08%)	60-(11%)
7. a.	06-(38%)	25-(28%)	11-(34%)	38-(23%)	45-(31%)	06-(23%)	131-(27%)
b.	05-(32%)	27-(30%)	14-(41%)	46-(28%)	39-(27%)	08-(31%)	139-(29%)
c.	01-(06%)	18-(20%)	06-(18%)	26-(16%)	29-(20%)	03-(12%)	83-(17%)
d.	02-(08%)	11-(12%)	01-(03%)	32-(19%)	16-(10%)	04-(15%)	66-(14%)
e.	02-(08%)	10-(11%)	00-(00%)	22-(13%)	15-(10%)	05-(19%)	54-(11%)
f.	00-(00%)	00-(00%)	00-(00%)	02-(01%)	03-(02%)	00-(00%)	05-(01%)
8. a.	05-(56%)	15-(47%)	10-(63%)	33-(46%)	25-(44%)	04-(44%)	92-(47%)
b.	04-(44%)	17-(53%)	06-(37%)	38-(53%)	31-(54%)	05-(56%)	101-(52%)
c.	00-(00%)	00-(00%)	00-(00%)	01-(01%)	01-(02%)	00-(00%)	02-(01%)
9. a. Yes	01-(17%)	15-(60%)	06-(54%)	24-(37%)	20-(57%)	04-(57%)	70-(49%)
No	05-(83%)	10-(40%)	07-(46%)	41-(63%)	75-(43%)	03-(43%)	74-(51%)
b. Yes	02-(40%)	14-(56%)	05-(42%)	15-(23%)	27-(56%)	04-(57%)	67-(42%)
No	03-(60%)	11-(44%)	07-(58%)	49-(07%)	21-(44%)	03-(43%)	94-(58%)
c. Yes	01-(20%)	09-(39%)	03-(27%)	09-(15%)	01-(03%)	00-(00%)	23-(17%)
No	04-(80%)	14-(61%)	08-(73%)	50-(85%)	32-(97%)	05-(100%)	133-(83%)
d. Yes	01-(14%)	01-(06%)	02-(18%)	09-(16%)	04-(10%)	01-(14%)	18-(13%)
No	06-(86%)	17-(94%)	09-(82%)	46-(84%)	35-(90%)	06-(86%)	116-(87%)

Question	Home- maker-9	Blue Collar-37	Farmer-15	White Collar-90	Retired-65	Unident.-14	Total-230
10. a. Yes	02-(25%)	09-(33%)	04-(31%)	16-(26%)	15-(46%)	04-(67%)	50-(34%)
No	06-(75%)	18-(67%)	09-(69%)	46-(74%)	18-(54%)	02-(33%)	99-(66%)
b. Yes	04-(57%)	11-(41%)	06-(50%)	43-(63%)	17-(49%)	06-(75%)	87-(55%)
No	03-(43%)	16-(59%)	06-(50%)	25-(37%)	18-(51%)	02-(25%)	70-(45%)
c. Yes	03-(50%)	17-(65%)	02-(15%)	19-(30%)	14-(41%)	00-(00%)	55-(37%)
No	03-(50%)	09-(35%)	11-(85%)	45-(70%)	20-(59%)	05-(100%)	93-(63%)
d. Yes	06-(75%)	25-(64%)	07-(58%)	43-(60%)	33-(72%)	06-(67%)	120-(65%)
No	02-(25%)	14-(36%)	05-(42%)	29-(40%)	13-(28%)	03-(33%)	66-(35%)
e. Yes	04-(50%)	14-(54%)	07-(54%)	45-(63%)	17-(49%)	08-(89%)	87-(60%)
No	04-(50%)	12-(46%)	06-(46%)	27-(37%)	18-(51%)	01-(11%)	58-(40%)
11. Yes	06-(67%)	23-(44%)	12-(80%)	51-(58%)	43-(73%)	09-(82%)	144-(66%)
No	03-(33%)	24-(51%)	03-(20%)	27-(42%)	16-(27%)	02-(18%)	75-(34%)
12. a.	02-(16%)	18-(35%)	01-(05%)	30-(31%)	10-(18%)	02-(15%)	63-(26%)
b.	05-(42%)	21-(40%)	06-(32%)	34-(35%)	20-(36%)	07-(54%)	93-(37%)
c.	05-(42%)	13-(25%)	12-(63%)	33-(34%)	26-(46%)	04-(31%)	93-(37%)
13. a.	07-(25%)	18-(21%)	12-(32%)	42-(20%)	23-(15%)	05-(17%)	107-(20%)
b.	03-(11%)	08-(09%)	07-(19%)	32-(15%)	24-(15%)	05-(17%)	74-(15%)
c.	05-(18%)	12-(14%)	02-(05%)	31-(15%)	12-(08%)	04-(13%)	66-(13%)
d.	02-(07%)	16-(18%)	01-(03%)	30-(14%)	08-(05%)	02-(07%)	28-(05%)
e.	02-(07%)	02-(02%)	02-(05%)	15-(07%)	05-(03%)	03-(10%)	62-(12%)
f.	07-(25%)	25-(29%)	11-(30%)	42-(20%)	37-(24%)	08-(27%)	122-(23%)
g.	02-(07%)	06-(07%)	02-(05%)	17-(08%)	09-(06%)	03-(10%)	62-(12%)
14. Yes	06-(100%)	21-(66%)	09-(69%)	51-(24%)	14-(09%)	05-(56%)	106-(63%)
No	00-(00%)	11-(34%)	04-(31%)	19-(09%)	25-(16%)	04-(44%)	63-(37%)
15. a.	00-(00%)	01-(03%)	00-(00%)	01-(01%)	00-(00%)	00-(00%)	02-(01%)
b.	01-(11%)	08-(25%)	02-(18%)	17-(27%)	09-(18%)	02-(20%)	39-(22%)
c.	08-(89%)	23-(72%)	09-(82%)	46-(72%)	40-(82%)	08-(80%)	134-(77%)
17. a. Yes	02-(40%)	13-(48%)	04-(36%)	24-(37%)	10-(29%)	05-(63%)	55-(38%)
No	03-(60%)	14-(52%)	07-(64%)	41-(63%)	25-(71%)	03-(37%)	93-(62%)
b. Yes	04-(57%)	19-(66%)	07-(64%)	42-(61%)	22-(50%)	04-(67%)	98-(59%)
No	03-(43%)	10-(34%)	04-(36%)	27-(79%)	22-(50%)	02-(33%)	68-(41%)
19. Yes	03-(50%)	19-(79%)	10-(91%)	40-(74%)	31-(72%)	07-(88%)	110-(75%)
No	03-(50%)	05-(21%)	01-(09%)	14-(26%)	12-(28%)	01-(12%)	36-(25%)
20. Yes	03-(33%)	10-(29%)	07-(58%)	19-(31%)	20-(38%)	04-(40%)	63-(35%)
No	06-(67%)	25-(71%)	05-(42%)	42-(69%)	32-(62%)	06-(60%)	116-(65%)

VILLAGE RESPONSES
SUTTONS BAY AREA QUESTIONNAIRE

1. Occupation? Total - 79

2. Where do you live?

a. farm	<u>3</u>	lake.	<u>9</u>
b. subdivision	<u>7</u>	single family home (not in subdiv. or on lake)	<u>50</u>
c. mobile home	<u>0</u>	duplex, apartment, condominium	<u>2</u>

3. Are you a year-round resident? 58 seasonal resident? 6 absentee landowner? 7

4. How long have you lived in or been visiting Suttons Bay Township?

	<u>Lived-62</u>	<u>Visited-12</u>
less than 1 year	<u>0</u>	<u>0</u>
1-5 years	<u>11</u>	<u>0</u>
5-10 years	<u>11</u>	<u>0</u>
more than 10 years	<u>53</u>	<u>0</u>

5. Do you a. own 67 b. rent 3 your residence?

6. Please indicate the primary reasons you chose to live in Suttons Bay Township (check any which apply).
 - a. 36 scenic environment
 - b. 24 convenient commuting distance to and from your job
 - c. 40 slow-paced "small town" atmosphere
 - d. 18 existing and potential recreational sites and activities
 - e. 8 availability of affordable housing
 - f. 20 proximity to shopping in Traverse City
 - g. 19 quality of schools
 - h. 15 other

7. How would you best describe Suttons Bay Township? (check no more than 3)

a. <u>29</u> rural area	d. <u>18</u> recreational
b. <u>50</u> agricultural area	e. <u>18</u> suburban/residential
c. <u>29</u> resort area	f. <u>4</u> potential urban

8. Do you feel Suttons Bay Township is: a) growing too quickly? 29, b) growing at the right pace? 47, growing too slowly? 1

9. Does the Village need:

	<u>Yes</u>	<u>No</u>
a. greater variety of housing types?	<u>29</u>	<u>22</u>
b. more medium/low income housing?	<u>22</u>	<u>26</u>
c. more multiple-unit housing (duplex, apartment, condominium, etc.)?	<u>15</u>	<u>29</u>

10. Should the village provide additional public access to the Bay? Yes 12 No 56

11. Should the village expand its boundaries through annexation? Yes 11 No 47

12. What types of public recreational activity/activities should be available within the village?

- | | |
|-------------------------------|-------------------------|
| a. <u>35</u> tennis | c. <u>33</u> picnicking |
| b. <u>21</u> basketball | d. <u>10</u> bowling |
| e. <u>28</u> other | |
| 1. Sports center-Instructions | <u>12</u> |
| 2. Dance/Exercise Class . . . | <u>2</u> |
| 3. Golf | <u>1</u> |
| 4. Jogging-Bike paths- Trails | <u>4</u> |
| 5. Senior citizens activities | <u>2</u> |
| 6. Bowling | <u>1</u> |

13. Does the village have a satisfactory variety of stores? 32 Yes, 28No.
If no, what additional store(s) would you like to see in Suttons Bay?

- | | |
|-----------------------------|--------------------------------------|
| a. <u>25</u> grocery/food | j. <u>2</u> bike shop/sports |
| b. <u>3</u> hardware | k. <u>4</u> drug |
| c. <u>2</u> meat market | l. <u>1</u> second best |
| d. <u>1</u> fast food | m. <u>2</u> gift shop |
| e. <u>6</u> bakery | n. <u>1</u> auto sales |
| f. <u>5</u> shoe store | o. <u>1</u> book store |
| g. <u>1</u> farmer's market | p. <u>1</u> appliance store |
| h. <u>2</u> restaurant | q. <u>1</u> health food |
| i. <u>1</u> camera shop | r. <u>2</u> shopping center/car wash |

14. Is the Suttons Bay marina a) 6 too large? b) 25 too small?

15. What improvements, if any, would you recommend for the marina?

- a. 9 more and/or improved launching facilities
- b. 2 close restrooms to public
- c. 1 remove/repair coal dock
- d. 2 landscaping
- e. 1 recreation facilities separate from marina
- f. 5 permanent docks
- g. 1 enlargement
- h. 1 better management
- i. 2 water quality control
- j. 1 more litter barrels
- k. 3 general maintenance
- l. 1 concessions
- m. 1 repair shops
- n. 1 no dogs on beach
- o. 5 public restrooms for park
- p. 4 pier repair
- q. 1 changing rooms for swimmers
- n. 3 no charge for village residents

16. Should new or expanded industry be encouraged to locate in the village?
Yes 42 No 22

17. If yes, what type of industry?

- | | |
|-------------------------------|------------------------------|
| a. <u>13</u> light/clean | e. <u>3</u> hi-technology |
| b. <u>7</u> any | f. <u>2</u> commercial |
| c. <u>3</u> any good for area | g. <u>1</u> railroad |
| d. <u>6</u> small | h. <u>3</u> industrial parks |

18. Do you feel the village is adequately providing public services to meet your needs as a resident? Yes 31 No 28 If no, what additional services do you feel should be provided?

- | | |
|------------------------------|---------------------------------|
| a. <u>23</u> sewer | h. <u>1</u> improve gutters |
| b. <u>6</u> water | i. <u>2</u> clean beach |
| c. <u>3</u> garbage pickup | j. <u>2</u> better mail service |
| d. <u>3</u> side walks | k. <u>1</u> gas lines |
| e. <u>3</u> reduce speed | l. <u>1</u> more quiet |
| f. <u>1</u> beter management | m. <u>2</u> senior housing |
| g. <u>2</u> street lights | n. <u>1</u> improve streets |

19. Are you acquainted with the village zoning ordinance? 26 yes, 37 no. If yes, what parts of the ordinance would you like to see changed?

- a. 5 no condominiums
- b. 2 improved sewer systems
- c. 3 notification of property zone changes
- d. 2 trailer restrictions/codes in village
- e. 1 return to 1970-72 ordinances
- f. 2 no business building in established residential areas
- g. 1 zoning changes to allow for visitors
- h. 3 expansion of business district
- i. 1 discontinue 25 foot water line setback
- j. 1 enforce present ordinance
- k. 1 extension of water lines
- l. 1 new year-round restaurant
- m. 1 close parks at 10 PM

20. Please indicate any concern and/or ideas you may have about existing or future uses of land in the village adjacent to Suttons Bay (such as a need for more beach area, construction of a boardwalk along the shore, etc.)

- | | |
|--|--|
| <u>10</u> Leave as is | <u>2</u> keep area as natural as possible |
| <u>1</u> winter recreation | <u>1</u> dumping salt in bay |
| <u>2</u> landscape existing parks | <u>1</u> no industrial development |
| <u>1</u> modestly priced hotels | <u>1</u> boardwalk |
| <u>2</u> basic needs of year round residents | <u>1</u> pave M22-M204 shoulders |
| <u>1</u> inadequate sewers | <u>1</u> snow removed of plowed driveways |
| <u>1</u> museum out of Hose House | <u>1</u> too much commercial |
| <u>1</u> connect the two beaches | <u>1</u> construct a scenic walkway |
| <u>1</u> historic preservation | <u>1</u> speed limit too fast |
| <u>1</u> encourage tourists to stop | <u>1</u> little league ball parks |
| <u>2</u> beach/park maintenance | <u>1</u> more parking at marina |
| <u>1</u> better growth planning | <u>1</u> concentrate on agriculture |
| <u>1</u> low cost senior housing | <u>1</u> village does not need a manager |
| <u>1</u> clean streets | <u>2</u> sewer |
| <u>3</u> repair sidewalks | <u>1</u> parks not being used to the fullest |
| <u>1</u> higher cost housing | <u>1</u> too much growth |
| <u>1</u> any | <u>1</u> more beach accommodations |
| <u>2</u> keep a residential atmosphere | <u>1</u> camping sites at Bahle Park |
| <u>2</u> forming of special interest groups | <u>1</u> ice rink |
| <u>1</u> encourage a golf course development | <u>1</u> cut down old trees |
| <u>1</u> more beach area | <u>1</u> opposed to Ennis PUD |
| <u>1</u> mail service | <u>1</u> improve land |

TOWNSHIP RESPONSES
SUTTONS BAY AREA QUESTIONNAIRE

1. Occupation Total - 230

2. Where do you live?

a. farm <u>34</u>	d. lake. <u>76</u>
b. subdivision <u>20</u>	e. single family home (not in subdiv. or on lake) <u>69</u>
c. mobile home <u>9</u>	f. duplex, apartment, condominium <u>5</u>

3. Are you a year-round resident? 144 seasonal resident? 37 absentee landowner? 27

4. How long have you lived in or been visiting Suttons Bay Township?

	Lived - 112	Visited - 53
less than 1 year	<u>8</u>	<u>0</u>
1-5 years	<u>24</u>	<u>0</u>
5-10 years	<u>49</u>	<u>0</u>
more than 10 years	<u>141</u>	<u>0</u>

5. Do you a. own 190 b. rent 1 your residence?

6. Please indicate the primary reasons you chose to live in Suttons Bay Township

a. <u>119</u> scenic environment
b. <u>47</u> convenient commuting distance to and from your job.
c. <u>124</u> slow-paced "small town" atmosphere
d. <u>74</u> existing and potential recreational sites and activities
e. <u>23</u> availability of affordable housing
f. <u>37</u> proximity to shopping in Traverse City
g. <u>45</u> quality of schools
h. <u>60</u> other

7. How would you best describe Suttons Bay Township? (check no more than three)

a. <u>131</u> rural area	d. <u>66</u> recreational
b. <u>139</u> agricultural area	e. <u>54</u> suburban/residential
c. <u>83</u> resort area	f. <u>5</u> potential urban

8. Do you feel Suttons Bay Township is: a) growing too quickly? 92, b) growing at the right pace? 101, c) growing too slowly? 2

9. Should the township have:

	Yes	No
a. a greater variety of housing?	<u>70</u>	<u>74</u>
b. more medium-low income housing?	<u>67</u>	<u>94</u>
c. more multi-family housing (duplexes etc.)?	<u>23</u>	<u>113</u>
d. more condominiums?	<u>18</u>	<u>116</u>

10. Should the township encourage:

	Yes	No
a. more single family homes adjacent to Lake Michigan shoreline?	<u>50</u>	<u>99</u>
b. large lot residential zoning (5 or more acres)?	<u>87</u>	<u>70</u>
c. residential subdivisions?	<u>55</u>	<u>93</u>
d. more public access along the Lake Michigan shoreline?	<u>120</u>	<u>63</u>
e. more parks and/or playgrounds?	<u>87</u>	<u>62</u>

11. Have you any objection to the Township converting agricultural land to residential use? Yes 144 No 75

12. If additional parks or playgrounds are built in the Township, should they be located: a. inland? 63, b. ⁶⁰¹ along the Lake Michigan shoreline? 93, c. along the Lake Leelanau shoreline? 93.

13. If additional parks and/or playgrounds are built, what type(s) of activities should be included?

- | | |
|-------------------------------|------------------------------------|
| a. <u>107</u> swimming | d. <u>28</u> basketball |
| b. <u>79</u> bathing | e. <u>60</u> softball or baseball |
| c. <u>66</u> tennis | f. <u>122</u> picnicking |
| <u>3</u> shuffle board | <u>1</u> fishing |
| <u>1</u> horseshoes | <u>2</u> golf |
| <u>1</u> badminton | <u>5</u> boat launch |
| <u>8</u> hiking | <u>2</u> parks with nature trails |
| <u>1</u> nature walk | <u>3</u> <u>5</u> quiet areas |
| <u>7</u> playground equipment | <u>8</u> <u>1</u> picnicing |
| <u>4</u> bicycling | <u>5</u> <u>1</u> baseball |
| <u>2</u> open space | <u>3</u> no improvement |
| <u>1</u> softball field | <u>1</u> finish Bahle Park |
| <u>2</u> camping | <u>1</u> senior citizen activities |
| <u>3</u> X-country skiing | <u>1</u> ice skating |
| <u>3</u> tennis court | <u>1</u> canoeing |
| <u>1</u> volleyball | <u>1</u> rest area |

14. Does the village of Suttons Bay have a satisfactory variety of stores? 106 Yes 63 No. If no, what additional store(s) would you like to see in Suttons Bay?

- | | |
|--------------------------------|-------------------------------|
| a. <u>1</u> hardware | q. <u>1</u> ice cream shop |
| b. <u>1</u> farm store | r. <u>1</u> appliance |
| c. <u>1</u> car wash | s. <u>1</u> roller skating |
| d. <u>12</u> bakery | t. <u>1</u> bowling |
| e. <u>40</u> grocery | u. <u>1</u> party store |
| f. <u>18</u> drug store | v. <u>1</u> variety store |
| g. <u>5</u> shoestore | w. <u>1</u> pizzeria |
| h. <u>1</u> sporting good | x. <u>1</u> mall |
| i. <u>10</u> restaurant | y. <u>2</u> general store |
| j. <u>3</u> food co-op | z. <u>1</u> music store |
| k. <u>5</u> large retail | aa. <u>1</u> book store |
| l. <u>4</u> department store | bb. <u>1</u> wine and cheese |
| m. <u>6</u> clothing | cc. <u>1</u> natural foods |
| n. <u>1</u> second-hand shop | dd. <u>1</u> more competition |
| o. <u>4</u> produce outlets | |
| p. <u>1</u> fast food take-out | |

15. Is the Suttons Bay marina: too large? 2, too small? 39, satisfactory? 134.

16. What improvements, if any, would you recommend for the marina?

- 2 develop coal docks into yacht club
- 11 upgrade marina
- 12 make marina larger
- 3 access to locals for permanent mooring
- 2 no more condominiums
- 10 public toilets
- 3 shower and changing facilities
- 1 weed control
- 3 improve coal docks
- 1 boat and motor repair

- k. 1 extend breakwater
- l. 1 houseboat facilities
- m. 5 better launching facilities
- n. 3 shoreline cleanup
- o. 1 remove gas tank
- p. 2 assistant harbor master
- q. 2 sound, better breakwall
- r. 5 leave as is
- s. 2 playground equipment
- t. 2 improve picnic area
- u. 1 welcome sign at harbor
- v. 1 relocate harbor master's shed
- w. 1 landscape coal dock area
- x. 1 improve maintenance
- y. 2 additional launching facilities
- z. 1 reduce size
- 3 free charge for township residents

- | | | |
|---|-----------|-----------|
| 17. Should new industry locate in the : | Yes | No |
| a. Village? | <u>58</u> | <u>93</u> |
| b. Township? | <u>98</u> | <u>68</u> |

19. Do you feel than the township is doing a good job of accommodating new construction adjacent to the Grand Traverse Bay shoreline? Yes 110 No 36

If no, what improvements would you suggest?

- a. 1 fewer condominiums
- b. 2 no new residence development
- c. 2 keep more natural
- d. 1 less red tape for permits
- e. 4 increase minimum lot size
- f. 6 no construction next to shoreline
- g. 1 private marinas
- h. 1 mobile home parks
- i. 1 overcrowding
- j. 1 road improvements between Traverse City and Suttons Bay
- k. 1 publish guidelines for shoreline use and sewers
- l. 1 industrial park
- m. 1 no trailer homes
- n. 1 strict requirements re: square footage of lots
- o. 1 fewer offices and condominiums closing off bay view
- p. 1 too populated
- q. 1 only residential
- r. 2 limit concentration and building height and maintain visual access
- s. 1 do not allow condominiums on bayshore
- t. 6 slow down shoreline construction
- u. 1 more construction
- v. 1 provide for more public use
- w. 1 industrial park

20. Are you acquainted with the Leelanau County zoning ordinance? Yes 63 No 116

If so, which part(s), if any, of the ordinance would you like to see changed?

- a. 1 10 acre minimum for residents
- b. 1 permit for sand quarry
- c. 1 40 acre minimum for agriculture
- d. 1 needs updating - more comprehensive
- e. 1 animal control
- f. 3 more strict enforcement
- g. 1 allow more multiple dwellings
- h. 1 too many permits required
- i. 1 encourage private ownership of non-developed shoreline by taxing actual use and not potential use.
- j. 4 Suttons Bay Township should have own zoning ordinance
- k. 1 allow mobile home park
- l. 1 change permit system?
- m. 1 require fence between M-22 and eyesores
- n. 1 tougher restrictions
- o. 1 group housing complexes with open space
- p. 1 setbacks too large - wastes farm land for Suttons Bay housing
- q. 1 zoning detrimental to environment.

21. Finally, please indicate any concerns and/or ideas you may have about existing or future uses of land in the township or village adjacent to Grand Traverse Bay (such as a need for more beaches, construction of a boardwalk along the shoreline, hiking/biking trails, etc.)

- a. 2 more adequate police and fire protection
- b. 5 maintain small town atmosphere - limited growth
- c. 1 snowmobile and cycle trails
- d. 1 inspect and improve septic systems
- e. 1 improve M - 22
- f. 1 too many improvements would detract from area
- g. 1 golf course
- h. 1 promote cherry industry
- i. 4 reserve sufficient shoreline for public use
- j. 1 horse riding trail
- k. 4 parks are adequate
- l. 1 no low-cost housing
- m. 1 town should purchase vacant land in front of schools for park
- n. 1 casual use of bay for everyone
- o. 1 develop creative housing on non-agricultural hillsides
- p. 1 discourage mobile homes
- q. 1 set aside unique natural spots for future public use
- r. 1 do not build on shallow shoreline lots
- s. 1 better cooperation and sharing of expenses between village and township
- t. 1 retain visibility of lake
- u. 1 need more commercial property in village
- v. 1 county park near Lake Leelanau or Suttons Bay
- w. 1 cut taxes
- x/ 1 free enterprise should dictate use of land
- y. 1 lacking commercial and industrial land
- z. 1 commercial in residential homes is ignored
- aa. 2 zoning not enforced
- bb. 1 free DNR boat land
- cc. 1 discourage condominiums or high population density
- dd. 1 preserve as tourist - recreation

